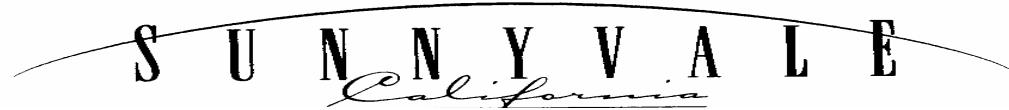


**April 2006**  
**City of Sunnyvale**  
**Development Update**



This development update lists *new* development that has occurred within the city in the last 2 years. It does not list additions, individual single-family homes, or tenant improvements. If you have any questions regarding specific projects, contact the planner listed in parentheses next to the project address.

**Status of Projects**

Pending: A project is considered to be pending after a completed application has been submitted and before an action has been taken.

Approved: Approved projects are ones that have been reviewed and approved by the Planning Division but have not yet been issued building permits.

Under Construction: A project under construction has been reviewed and approved by the Planning Division and Building Permits have been issued.

Completed: A project is considered to be complete after the final building permit inspection is approved.

Projects with the Art-In-Private-Development Requirement indicated by a \*.

	PLANNER	PHONE
HB	Heather Bradley	408.730.7437
GC	Gerri Caruso	408.730.7591
KD	Kelly Diekmann	408.730.7659
SD	Shetal Divatia	408.730.7437
RK	Ryan Kuchenig	408.730.7431
SL	Steve Lynch	408.730.2723
DO	Diana O'Dell	408.730.7452
JM	Jamie McLeod	408.730.7429
AM	Andy Miner	408.730.7707
TZ	Teresa Zarrin	408.730.7257

	PERMIT TYPE
SDP	Special Development Permit
UP	Use Permit
PM	Parcel Map (4 or fewer lots)
TM	Tentative Map (5 or more lots)
VAR	Variance

**C O M M E R C I A L**

# COMMERCIAL

PENDING	Address/ Planner	Applicant	Common Name/Description
There are no Pending items at this time			
APPROVED	Address/ Planner	Applicant	Common Name/Description
2005-1048	595 Lawrence Ex. RZ SDP (JM)	Jeffrey Morris (650) 993-0707	New 22,682 sq. ft. commercial shopping center in a M-S Zoning District. Approved 4/06
2005-0724	905 E. EL Camino Real ER SDP (SL)	WHL Architects (408) 730-9588	SHELL New carwash in a C-2/PD Zoning District. Approved 9/05.
2005-0413	782 E. El Camino Real RZ SDP (RK) *	San Mateo CPP Investors (650) 344-1500	WALGREENS: A new 19,200 sq. ft. retail building in a C-2/ECR Zoning District. Approved 7/05.
2005-0080	883 Borregas Av. SDP (RK)	Mark Modir (408) 356-2615	A new 5,000 sq. ft. retail/office center. Approved 3/05.
2004-0602	1044 W. El Camino Real RZ SDP (SL)	Brad Clausen (408 ) 245-7840	HONDA/DUCATI: New 10,696 sq. ft. sales & parts service building for a motorcycle dealership in a C-2 Zoning District. Approved 9/04.
2004-0576	2502 Town Center Lane SDP (KD) *	Fourth Quarter Properties (770) 801-6512	TOWN CENTER MALL: Redevelopment of Town Center Mall - Proposed 292 residential units, 16-screen movie theater, 275,000 sq. ft. of office space and 1,000,000 sq ft of total retail in DSP Block 18 Zoning District. Approved 8/04.

C O M M E R C I A L			
DENIED	<i>Address/ Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
<i>There are no Denied projects at this time</i>			
UNDER CONSTRUCTION	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
2004-0856	144 W. El Camino Real SDP (RK)	Ted Leung (415) 407-9887	<i>SUNNYVALE SHOPPING CENTER:</i> New 3,500 square foot retail/restaurant building and the rehabilitation of existing buildings within an existing shopping center. Approved 1/05.
2005-0030	815 Stewart Dr. UP (AM)	Planet Granite (530) 902-4497	<i>PLANET GRANITE:</i> A 24,980 sq. ft. rock-climbing gym replacing a vacant 20,580 sq. ft R&D building. Approved 2/05.
2003-0849	1005 W. El Camino Real UP (GC)	Alan Andress (650) 324-0927	<i>CHEVRON:</i> New gas station and gift shop with a self-service car wash in a C-2 Zoning District.
2004-0927	811 E. Arques Av. UP (SL) *	Lowe's HIW Inc (430) 902-4497	<i>LOWE'S:</i> A 141,379 square-foot retail store (Lowe's) with associated site improvements in the M-S Zoning District. Approved 2/05.
COMPLETED	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
2004-0306	707 S. Mathilda Av. SDP TM (JM) *	Yvonne E. Jacobson (650) 941-6366	New 14,610 sq. ft. retail building in a C-2/PD Zoning District. Completed 2/06.
2004-0534	776 E El Camino Real RZ SDP TM (RK) *	John Tze (650) 344-1500 x12	<i>PETSMART AND BEST BUY:</i> New 52,500 sq. ft. of retail in a C-2 Zoning District. Approved 10/04. Completed 12/05.
2004-0611	296 N. Fair Oaks Av. UP (RK)	Nick Goyal (922) 299-5363	<i>CHEVRON:</i> Car wash facility and a gift shop at an existing gas station in the M-S Zoning District. Completed 12/05.

<b>I N D U S T R I A L</b>			
<b>PENDING</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
2006-0027	975 Benecia Av. SDP (TF)	Hoover Associates (650)327-7400	Construct two new office buildings for a total of 113,200 sq. ft. in an M-S Zoning District.
2005-1198	1111 Lockheed Martin Wy. GPA RZ SDP EIR (KD)	Jay Paul Company (415)263-7400	<i>JAY PAUL</i> : Development of 50 acres of land with 7 buildings plus an amenity building and four parking structures for a total of 1,582,473 sq. ft.
<b>APPROVED</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
2005-1216	411 N. Pastoria Ave. MPP (TF)	Morrison Hershfield Corporation (404) 368-6807	<i>VERIZON WIRELESS</i> : New 40,000 square foot telecom hotel (data facility) in the M-S zoning district. Approved 1/06
2005-0033	1165 E. Arques Av. UP (RK) *	Jack May (650) 362-0250	A new 98,200 sq. ft. self-storage facility in the M-S Zoning District. Approved 2/05.
2005-0778	901 Thompson Pl. UP (KD) *	T2 Architecture Group (602) 634-3250	New 3-story mini-storage (self-storage) facility totaling 199,155 sq. ft. with a 45% FAR. Approved 10/05.
2005-0340	495 Java Dr. ER SDP (KD) *	Network Appliance (408) 822-6695	<i>NETWORK APPLIANCE</i> : Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total I of 1,375,978 sq ft. of building and 4,413 parking spaces. Approved 6/05.
<b>DENIED</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
<i>There are no Denied projects at this time.</i>			
<b>UNDER CONSTRUCTION</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
2004-0813	1108 W. Evelyn Ave UP VAR (RK)	Sierra Proto Express (408) 712-4300	New 6,438 square-foot addition to an existing industrial building in the M-S Zoning District. Approved 1/05.

**I N D U S T R I A L**

<b>COMPLETED</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
2004-0361	1290 Kifer Rd (DO) *	Gilbane Properties (650) 798-5400	7 industrial buildings for a total of 175,557 square feet. Approved 7/04. Completed 2/06.

<b>R E S I D E N T I A L</b>			
<b>PENDING</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
2006-0166	640 Lakehaven Dr. RZ SDP TM (RK)	Danut L. Postalica 650-559-9166	7 new detached single family home on a private drive in an R-0 Zoning District.
2006-0153	1049 Kiel Ct. SDP PM (KD)	Classic Communities (650) 493-9050	30 condominium flats and 4 townhouse units in an M-S/ITR/R-3/PD Zoning District.
2006-0069	1168 Aster Av. SDP TM (SL)	KB Homes South Bay (510) 714-3006	80 condominium units in an MS/ITR/R-3/PD Zoning District.
2005-1185	698 E. Taylor Av. SDP TM (SL)	The Olson Company (925) 244-6210	68 townhomes in an MS/ITR/R-3/PD Zoning District.
2005-0106	574 Bobolink Cir. ER RZ SDP PM (TF)	The Ridgecrest Group (408) 666-6556	4 single-family homes in an R-0/S Zoning District.
2005-0105	963 S. Wolfe Rd. ER RZ SDP TM (JM)	Akbar Abdollahi (408) 202-1100	7 townhomes in an R-3 Zoning District.
<b>APPROVED</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
2005-1009	563 Alberta Av. RZ SDP (RK)	Greg Mussallem (408) 499-0276	4 single-family homes within an R-2 Zoning District.
2005-1159	444 S. Taaffe Av. SDP TM (JM)	Justin Mozart (650) 493-9000	4 single-family homes within a DSP-12 Zoning District. Approved 2/06
2005-0646	488 Tasman Dr. SDP TM (KD)	Pulte Homes (925) 249-4318	<i>DANBURY IV</i> : 43 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 1/06.
2005-1020	108 S. Wolfe Rd. ER SDP TM (TF)	Regis Homes Kier & Wright Engineers & Surveyors (408) 727-6665	130 townhouses within an M-S/ITR/R-3/PD Zoning District. Approved 1/06.
2005-1157	1035 N. Fair Oaks Av. SDP TM (KD)	Classic Communities (650) 494-4496	<i>JUNCTION OAKS</i> : 30 town homes in an MS/ITR/R-3/PD Zoning District. Approved 1/06.

R E S I D E N T I A L			
2005-0506	832 Maria Ln. RZ SDP TM	Albert Mangini II (408) 739-0250	4 town homes in an R-3 Zoning District. Approved 1/06.
2005-0319	461 S. Murphy Av. SDP TM (TF)	Wendell Whitfield (408) 739-1300	5 townhomes in a DSP-11 Zoning District. Approved 10/05.
2005-0622	610 Alberta Av. GPA RZ SDP TM (GC)	Centex Homes (925) 415-1600	55 single-family homes in an R-2/PD Zoning District. Approved 10/05.
2004-0910	1250 Lakeside Dr. EIR GPA PM SDP (SL)	Rob Steinberg 408) 817-3191	263 hotel units and 250 residential units with structured parking in a Site Specific Plan. Approved 9/05.
2005-0556	1038 Morse Av. SDP TM (KD)	430 Toyama LLC (408) 482-6010	<i>PHASE 2 LYON AND TIMOR TERRACE</i> 17 town homes in an M-S/ITR/R-3/PD Zoning District. Approved 9/05.
2005-0645	508 Tasman Dr. SDP TM (KD)	Pulte Homes (925) 249-4318	<i>DANBURY III</i> : 30 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.
2005-0643	1047 N. Fair Oaks Av. SDP TM (KD)	Pulte Homes (925) 249-4318	<i>DANBURY II</i> : 36 townhomes and subdivision of one lot into 36 condo lots in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.
2005-0510	1156 Aster Av. SDP TM (KD)	John Travis (408) 732-9555	42 townhomes MS/ITR/R3/PD Zoning District. Approved 8/05.
2005-0609	926 S. Wolfe Rd. RZ SDP PM (GC)	Sunbro Builders (408) 733-1288	4 single-family homes in an R-0 Zoning District. Approved 8/05.
2005-0625	1122 Morse Av. SDP TM (KD)	Toll Brothers (408) 738-8500	<i>VERONA</i> : 72 townhomes and tentative map for 75 lots. Approved 8/05.
2005-0096	857- 865 Carlisle Wy. (SL)	Sal Caruso Designs (408) 998-4087	Convert 60 apartments to 60 condominiums. Approved 4/05.
2004-0772	393 Beemer Av. (DO)	Calla Properties (948) 852-3555	3 town homes in an R-2 Zoning District. Approved 4/05.
2004-0576	2502 Town Center Lane 127 N. Sunnyvale Ave SDP (KD)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : Redevelopment of Town Center Mall - Proposed 292 residential units, 16-screen movie theater, 275,000 sq. ft. of office space and 1,000,000 sq ft of total retail in DSP Block 18 Zoning District. Approved 8/04.

<b>R E S I D E N T I A L</b>			
<b>DENIED</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
<i>There are no denied projects at this time.</i>			
<b>UNDER CONSTRUCTION</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
2004-0271	160 N. Sunnyvale Av. RZ SDP TM (SL)	Ron Dick 408-244-7170	4 town homes in an R-2/PD Zoning District Approved 11/03.
2004-0650	430 Toyama Dr. SDP TM (KD)	430 Toyama LLC (408) 287-0246	<i>LYON AND TIMOR TERRACES</i> : 50 town homes in an M-S/ITR/R-3/PD Zoning District. Approved 9/04.
2004-0531	624 E. Evelyn Av. SDP TM (SL)	Toll Brothers (408) 738-8500	<i>BRITTON PLACE- EUCALYPTUS, FICUS, FRINGE TREE AND GINKO: TERRACES</i> 47 town homes in a C-1/ITR/R3/PD Zoning District. Approved 10/04.
2004-0987	707 E. Homestead Rd. SDP (KD)	Dubrovnik Associates (408) 736-6654	<i>FALA AND FRANCOLIN TERRACES</i> : 8 single-family homes in an R-2 Zoning District. Approved 3/05.
2004-0955	775 S. Wolfe Rd. SDP (JM)	Larry K Yamaoka (408) 720-0500	<i>FIRETHORN TERRACE</i> : 8 single-family homes in an R-3/PD Zoning District. Approved 2/05.
2004-0857	1276 Poplar Av. (KDI)	Iraj Denhow (650) 967-2704	3 single-family homes in an R-2/PD Zoning District. Approved 1/05.
2003-0600	391 S. Bernardo Av. SDP (SL)	Fukui Construction (650) 348-5054	<i>EATON TERRACE</i> : 6 town homes in an R-3 Zoning District. Approved 11/03.
2004-0603	545 E. Weddell Dr. ER SDP TM (KD)	Toll Brothers (408) 747-3450	<i>SUNNYVALE CITY PARK</i> : 130 town homes in an M-S/ITR/R-3/PD Zoning District. Approved 9/04.
2004-0365	635 E El Camino Real RZ SDP TM (SL)	Deborah Ungo-McCormick (408) 297-8763	<i>WOODFIN SUITES</i> : 88 room hotel into condominium ownership units in a Medium Density Residential Zoning District.
2004-0505	1485 Sunnyvale Saratoga Rd. SDP TM (DO)	Classic Communities (650) 496-4496	<i>COTTAGE GROVE TERRACE</i> : 25 single family homes in an R-2/PD Zoning District. Approved 8/04.
2004-0306	711 S. Mathilda Av.	Classic	<i>SENACA, AMHERST and BRIDGEPORT</i>



R E S I D E N T I A L			
	SDP TM (JM)	Communities (650) 496-4496	<i>TERRACES</i> : 36 town homes in a C-2/PD Zoning District. Approved 7/04.
2003-0055	1601 Tenaka Pl. SDP (GC)	Bruno Marcelic (408) 379-6500	66 apartments with associated community facilities in an R-3/PD Zoning District. Approved 4/03.
2003-0491	953 S. Wolfe Road SDP (GC)	Bruno Marcelic (408) 379-6500	7 townhomes in an R-3 Zoning District. Approved 8/03.
2003-0536	637 E. Arques Av SDP (SL)	Classic Communities (650) 496-4496	<i>MONTARA AND PINNACLES TERRACES</i> : 54 town homes in an MS/ITR/R-3 Zoning District. Approved 11/03.
2004-0257	127 N. Sunnyvale Av. RZ SDP TM (RK)	Brad King & Keith Jackson (831) 462-9000	<i>ANAHEIM TERRACE</i> : 10 town homes in an R-2/PD Zoning District. Approved 8/04.
<b>COMPLETED</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
2004-0258	612 E. Ahwanee Av. SDP RZ TM (RK)	Rockwell Homes (408) 267-9400	<i>ANTIOCH TERRACE</i> : Construction of 17 town homes units in an R-3/PD Zoning District. Approved 6/04. Completed 2/06.
2002-0064	337 E. Washington Av. SDP (DO)	Abby Ahrens & Doyle Hastings (650) 949-1909	9 condominiums in a DSP-4 Zoning District. Approved 3/02. Completed 10/05.
2003-0117	1141 N. Fair Oaks Av. SDP (GC)	Pulte Home Corp. (929) 249-3219	<i>PULTE HOMES</i> : 168 condominiums in an M-S/ITR/R3/PD Zoning District. Completed 2/06

O T H E R			
<b>PENDING</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
2005-1131	420 Persian Dr SDP (RK)	Hindu Temple of Sunnyvale (408) 687-1955	Architectural modifications to an existing industrial building utilized by the Hindu Temple.
<b>APPROVED</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>

<b>OTHER</b>			
2005-0912	1251 Sandia Av. ER UP VAR (KD)	Valley Faith United Methodist Church (408) 735-1034	<i>VALLEY FAITH METHODIST:</i> New 2-story building totaling 18,972 sq. ft. including day care and church services. Approved 1/06.
2004-0734	1030 Astoria Dr. UP (JM)	Starkweather Bondy (510) 540-6594	<i>HEBREW DAY SCHOOL:</i> An expanded library and computer lab, addition to the existing administrative building, and to construct a new sanctuary. Approved 8/05.
<b>DENIED</b>	<b><i>Address/ Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
<i>There are no Denied projects at this time</i>			
<b>UNDER CONSTRUCTION</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
<b>COMPLETED</b>	<b><i>Address/Planner</i></b>	<b><i>Applicant</i></b>	<b><i>Common Name/Description</i></b>
<i>There are no Completed projects at this time</i>			